

Item:	_____
Fiscal Impact:	_____ N/A
Funding Source:	_____ N/A
Account #:	_____ N/A

ISSUE:

Application: ZT-3-2009. An Ordinance amendment to Section 7-9-115 of Title 7 regarding off-street parking.

SYNOPSIS:

This Ordinance amends section 7-9-115 of Title 7 of the West Valley City Municipal Code regarding hard surfacing requirements.

BACKGROUND:

This Zone Text Change is proposed to modify the existing surfacing ordinance to better specify the various surfacing options, to potentially expand those options to a wider range of West Valley City residents, and to give the Code Enforcement Division better guidelines to enforce compliance. This zone text change includes six possible exemptions to the hard surfacing requirements.

In 2005, the surfacing ordinance was modified to require the off-street parking for most residences in West Valley to be hard surfaced. Homes with gravel driveways that did not meet the various exceptions as of the effective date of the existing ordinance are required to come into compliance by June 1, 2010. Since April 2009, residents have expressed their concern about the existing ordinance and the compliance deadlines at the comment periods at various City Council public hearings.

The first section of the proposed ordinance includes six possible exemptions to the hard surfacing requirements: agricultural parcels, residences built prior to March 30, 1988, residences within the Mountain View Corridor alignment, off-street parking in excess of the minimum required, and parking for heavy equipment and recreational vehicles. If the City Council adopts the ordinance as proposed, a majority of the residential parcels would be exempt from the hard surfacing requirements. Exhibit A includes two maps of the City and a table detailing the potential impact of the major exemptions proposed in this ordinance.

RECOMMENDATION:

The Planning Commission recommends approval of this Ordinance, including all of the exemptions listed in Section 1. City staff recommends at least adopting Sections 2 through 5.

SUBMITTED BY:

Nicole Cottle, CED Director
Francis Xavier Lilly, Long Range Planner